



# NABERS for Apartments & the Electric Vehicle Revolution

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- When will it be here?
- How will it work?
- How to get prepared?

## **2 Electric Vehicles are here**

- The Electric Vehicle in Strata Survey Results
- How to market new constructions as EV-ready

# What is NABERS for Apartments?



National Australian Built-Environment Rating System

Different from NATHERS, BASIX and Greenstar

NABERS currently covers commercial office space, shopping centres, hotels, datacentres, hospitals

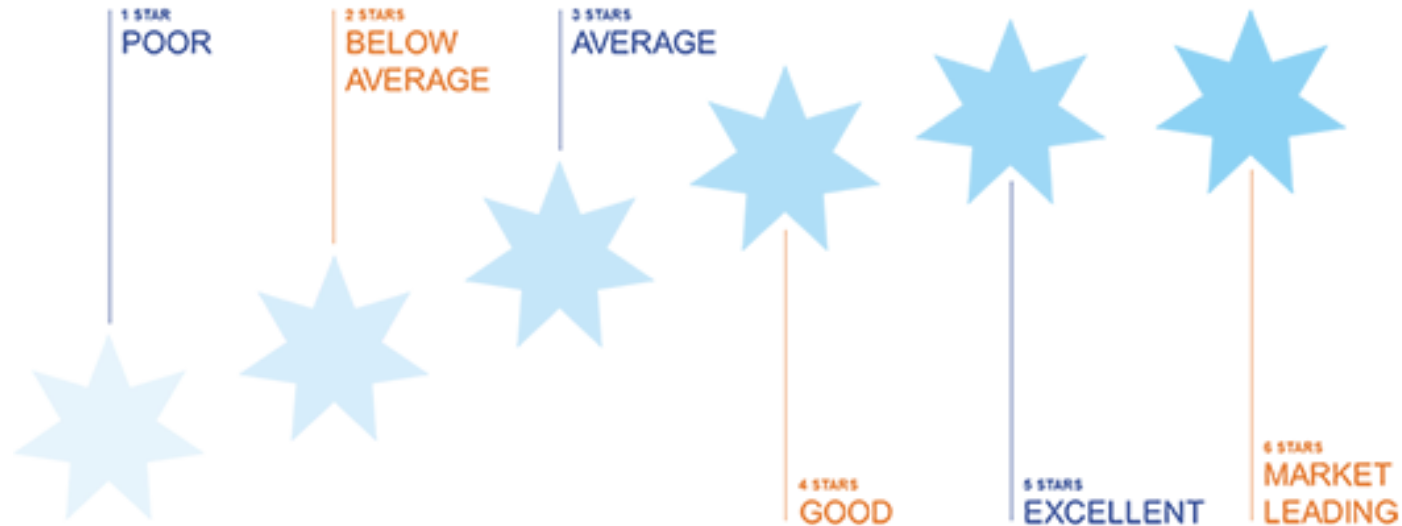
**NABERS for apartments** will cover common area energy & whole of building water use (**Jun 2018**)

Apartment blocks over 6 storeys in height should prepare first

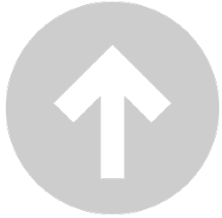
# What is a Good Star Rating?

Property valuations rapidly go up at 4.5 stars in the commercial office space segment  
Target valuation increase possible for each apartment is 9%

## THE NABERS RATING SCALE



# Why do NABERS Ratings for Apartments?



**Rental yields** up



**Property valuations** up



**Environmental** 'feel good' factor  
(tenants happier in a cleaner environment)

# Why do NABERS Ratings for Apartments?



Ultra-versatile. Built for note-taking. Discover the Fujitsu LIFEBOOK P727 tablet.

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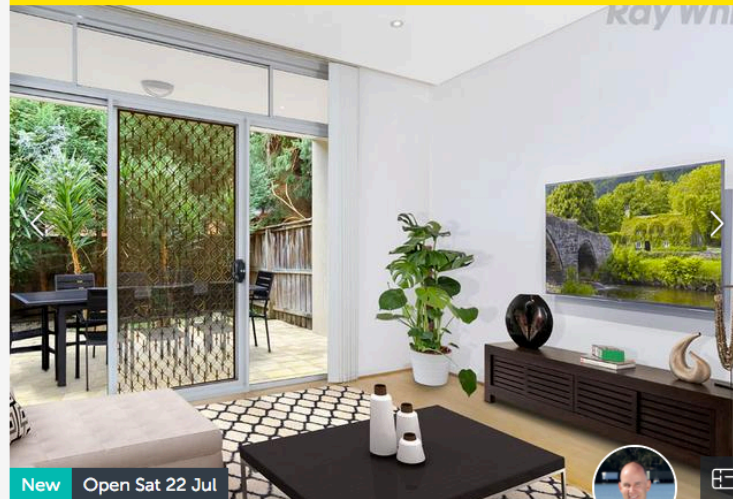
3

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Next

Results for properties for sale in Chatswood, NSW 2067

RayWhite.



New Open Sat 22 Jul

Price Guide \$775,000 to \$835,000

4/75 Stanley Street, Chatswood, NSW 2067

1 1 1

John Priddy

☆ Save Details >



This building has achieved



3-STAR NABERS ENERGY RATING  
(including GreenPower)

EXCLUSIVE SHOWCASE

SHĒAD



Open Wed 19 Jul

Castlecrag

224 Edinburgh Road  
Auction

3 2 1

Extraordinary Potential Amid  
Sweeping Middle Harbour Views

\*\*\* OPEN WEDNESDAY 19TH JULY  
10.00AM - 10.30AM \*\*\* Auction:  
Saturday 22nd July commencing at  
10.30am On Site Immaculately kept by

Floorplan

Video

☆ Save Details >



Tommy Liu

SHĒAD



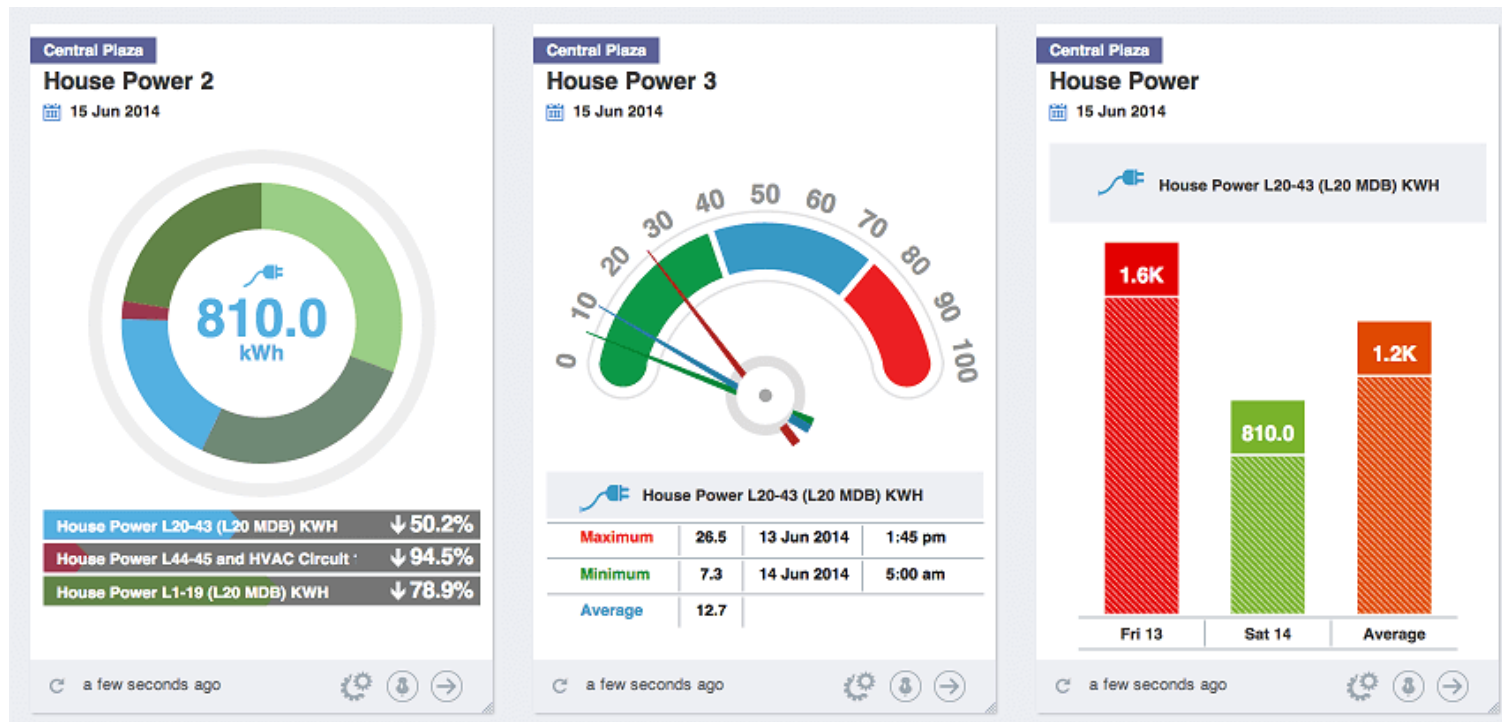
Selling in Chatswood?  
Get a property value report

Will NABERS ratings will be visible when researching property?

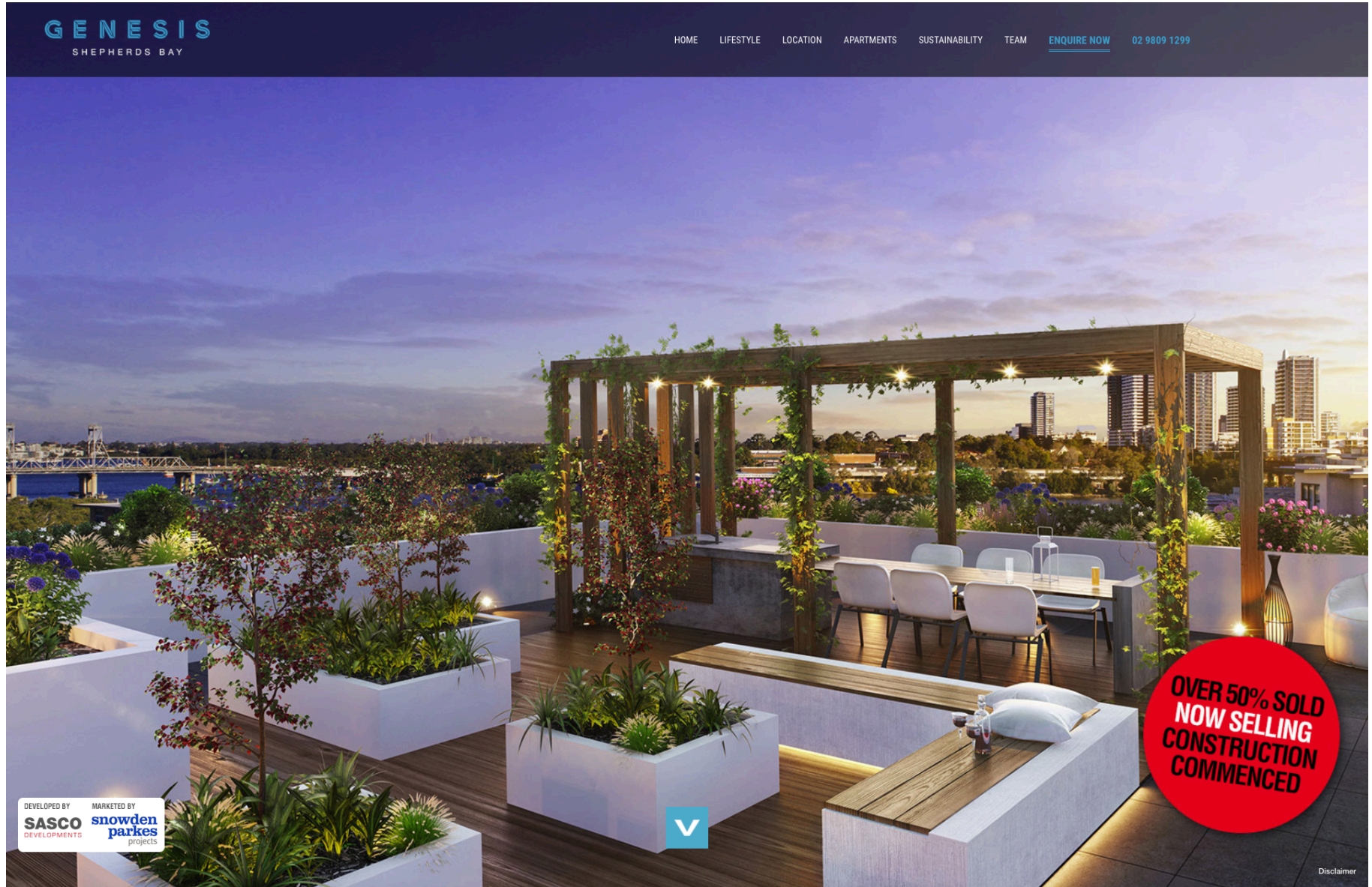
# What is NABERS Equipped?

Energy and/or water metering sensors can be optionally used for **NABERS Equipped**.

NABERS Equipped buildings will be able to “self-certify” to the NABERS rating on a daily/quarterly basis.



# Genesis by Sasco Developments



# Genesis Website Marketing



## Focused on Sustainability

Genesis Shepherds Bay values and has put emphasis on being a truly sustainable development. The development will have a focus on energy efficiency, renewable energy, water efficiency and communal green roof at the core of its design. Whilst developing a sustainable building is important for the environment it also has direct benefits to the owners with 'green buildings' enjoying lower operating costs which drives additional value into the units.

**Some key elements of sustainability at Genesis Shepherds Bay are:**

- A community solar system which can share solar power inside individual apartments
- Smart metering allowing all residents to bulk-buy electricity together, saving money
- Ready for electric vehicle recharging
- Carbon emissions reduction equivalent to planting over 2,000 trees, 7 times the national target for 2020
- Wattblock 5-Star energy rating

[Click here to download the full WattBlock Building Report](#)



# Genesis

The Wattblock 6 Star Energy Rating is a good indicator of what the environmental impact of the block will be.

7 June 2017



INNOVATION OF THE YEAR

After Hours 'Phone-In'  
(02) 9977 1801



## WATTBLOCK ENERGY REPORT

### PREMIUM ASSESSMENT

Genesis  
133-137 Bowden St  
Meadowbank NSW 2114

Block Type: Mid Rise  
Total Floors: 5 + 3 Parking  
Total Units: 58  
Age of Block: 0 - 10 Years



WATTBLOCK 5-STAR ENERGY RATING\*

5 stars

Common Energy: \$35,303 p.a. | Residential Energy: Est. \$90,500 p.a. | Water: Est. \$21,092 p.a.

#### DEVELOPMENT OPPORTUNITIES

Wattblock estimates the utility costs for all residents can be reduced by 44% after additional project investments in comparison to a standard building in the market.

ESTIMATED  
COST  
REDUCTION

44%

ESTIMATED  
ANNUAL  
SAVINGS

\$65,029

ESTIMATED  
ADDITIONAL  
INVESTMENT

\$177,109

ESTIMATED  
PAYBACK

2.7 Years

Note: All figures are GST inclusive.

The 'Developer Benefits' given to the developer by an embedded network provider may reduce or eliminate the estimated additional investment.

# Marquee Environmental Developments



**Whitegum Valley, WA**



**Nightingale, VIC**



**The Commons, VIC**



**Yarra Bend, VIC**

# Electric Vehicles in Strata Feasibility Study

**112 apartment blocks** have participated so far.

**850 residents** within those apartment blocks have participated.

Participants from:

- Sunshine Coast
- Brisbane
- Gold Coast
- Sydney
- Melbourne
- Perth (coming soon!)

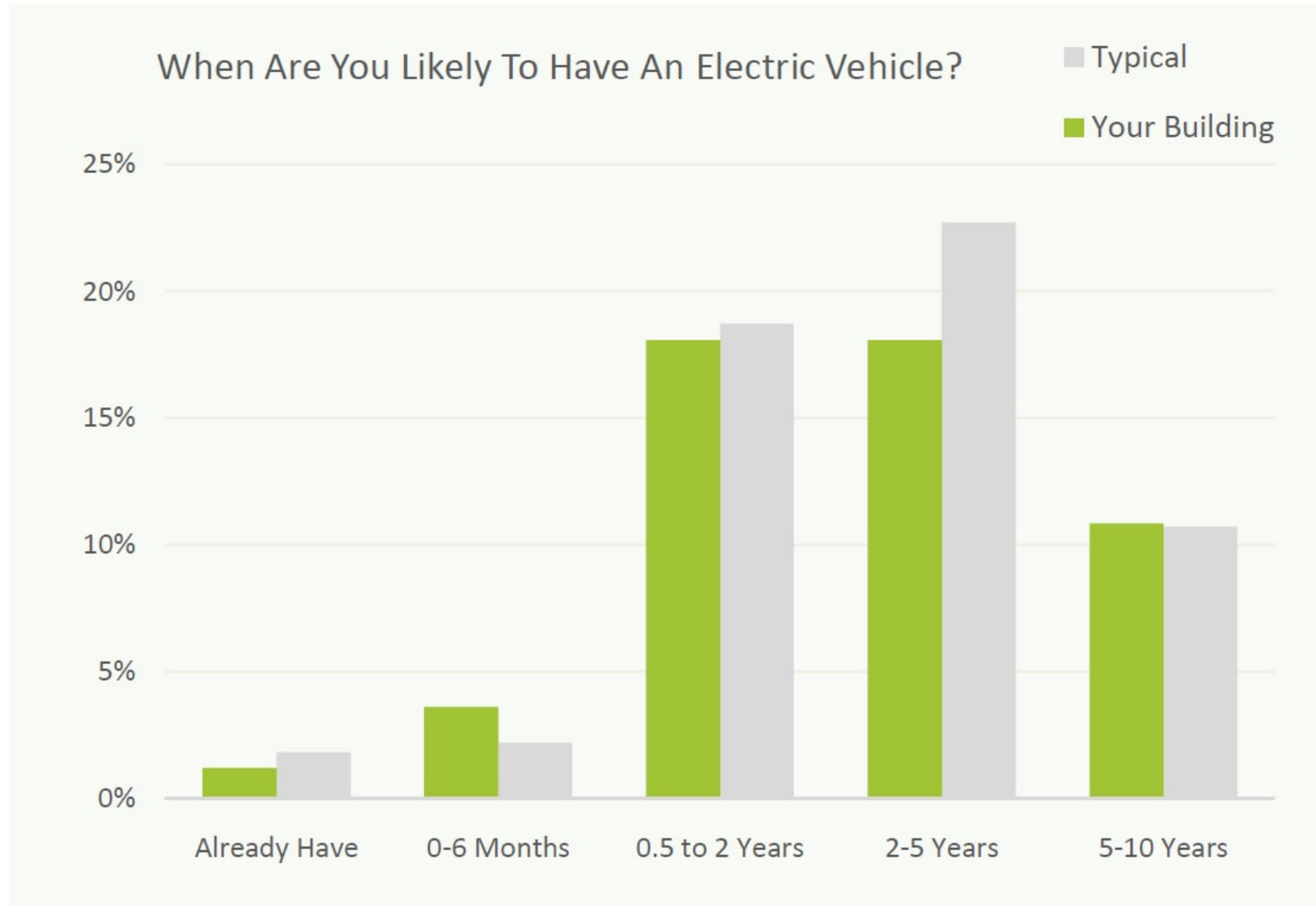
Provided input to:

- City of Sydney
- City of Melbourne
- City of Perth
- North Sydney Council
- Kuring-Gai Council
- NSW Department of Industry
- Department of Planning, Lands & Heritage (Western Australia)



# What we Found

56% of respondents in the typical building were planning to have an electric vehicle within 10 years.



# Which Brand?

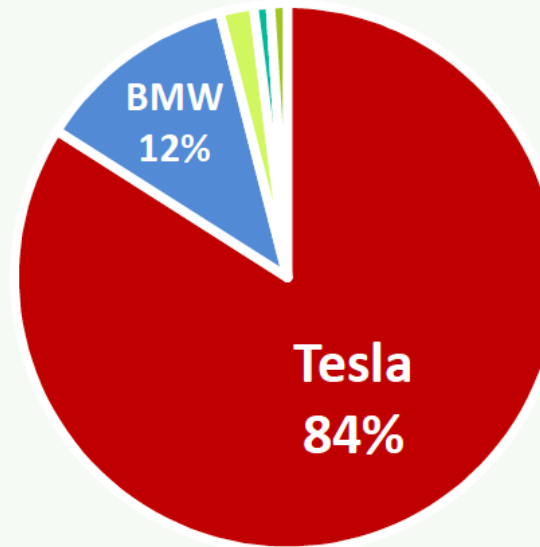
84% of respondents favoured a Tesla, followed by BMW at 12%.

## BRAND & MODEL PREFERENCES

For the typical building 84% indicated a preference for Tesla, followed by 12% for BMW.

For your building 9 of 10 responses indicated a preference for Tesla.

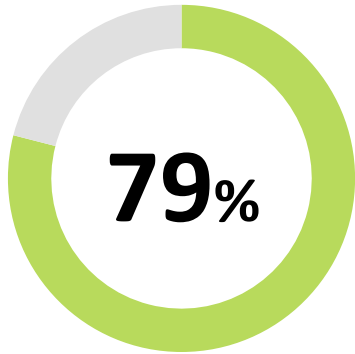
## Which Make, Model or Brand?



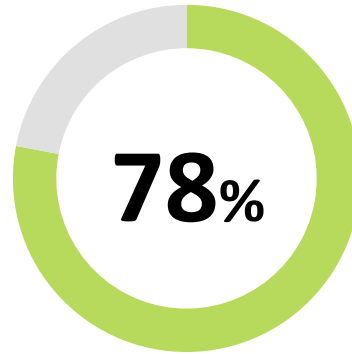
- Tesla
- BMW
- Nissan
- Jaguar
- Mitsubishi



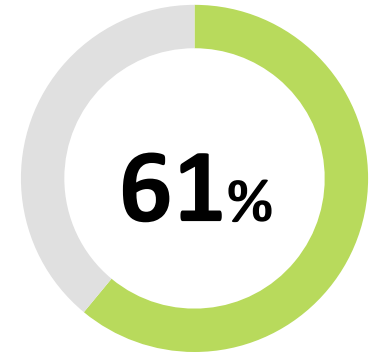
## Some Other Stats



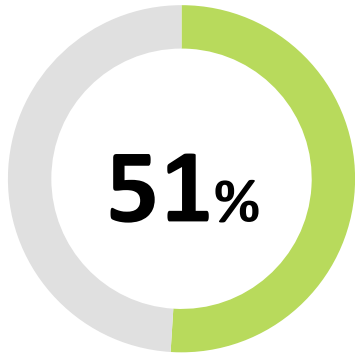
Favoured a **user pays** charging system



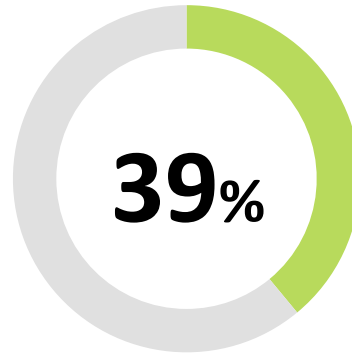
Were in favour of **installing** charging systems now



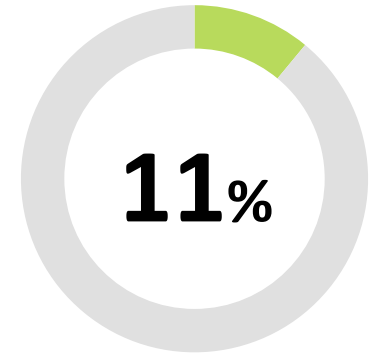
Favoured charging in their **individual lot carspaces**



Expressed **no preference** of hybrid electric vehicles over electric vehicles



Of vehicles in strata are **family cars**, which is the most common type of vehicle



**Knew the location** of the nearest public charging station

# Miami Ice by Neumann Developments

A new 17 storey development on the gold coast is preparing for electric vehicle recharge during the construction phase. It was previously the site of an 'ice factory'.



The image is a promotional graphic for 'Miami Ice' luxury apartments. The top half features a sunset over a beach with waves and a wooden walkway. In the foreground, two people are walking on the sand. The bottom half is a solid blue banner containing white and yellow text.

**MIAMI ICE**

**LUXURY APARTMENT LIVING**  
GOLD COAST

**Situated at the heart of the Gold Coast coastline, Miami Ice is set to deliver the next generation of luxury apartment living to this tourist hub.**

Developed by Neumann Developments and designed by Malcolm Cummings in conjunction with Andrew Halstead Architect, the landmark scheme is set to deliver a luxury 17 storey apartment building with double basement car parking and a ground floor restaurant.

Providing a mix of 26 two and three bedroom apartments plus two double storey three bedroom penthouse apartments. Each dwelling boasts stunning views of the Miami beachfront and westerly views to the Gold Coast hinterland.

Residents will be able to enjoy spa quality communal facilities including a pool, spa, gymnasium and games room at the podium level.

McNab has been appointed to carry out the build programme with construction commencing at the end of 2016 and completion scheduled for early 2018.

# Lumina Case Study: San Francisco

## Scenario

As the newest landmark condominiums in San Francisco, this property desired to be the forefront of EV adoption. While still completing construction of the 600 luxury units, the developer decided to install 25 EV stations for resident use within the garage. **Just 4 months** after release and with 25% occupancy, thirteen EV owners had moved in and started leveraging the charge stations today. At this rate **over 40 EV owners** are expected to move into this building.

## Solution

With EverCharge the building will not be capped at 25 chargers like it would with traditional EVSE. Leveraging SmartPower **over 125 charge stations can be installed** in the garage scaling to serve the growing needs of San Francisco residents without any additional electrical capacity. With this scalability the building becomes a true enabler of EV adoption for years to come. The building expects significant increases in EV demand with the release of the Tesla Model 3 and other mid range EV options.



# Key Developer Take-aways

16 amp single phase charging is perfectly good for normal drivers

Provision of 10% extra capacity on main switchboard for electric vehicle charging

Larger stratas, separate distribution boards on each level of basement carparking

Cable trays through each level of the basement carpark

If your local council is making you allocate a carshare spot, install EV chargepoint at 40amp there as a 'fast chargepoint' to complement 16 amp charging at owners carspaces

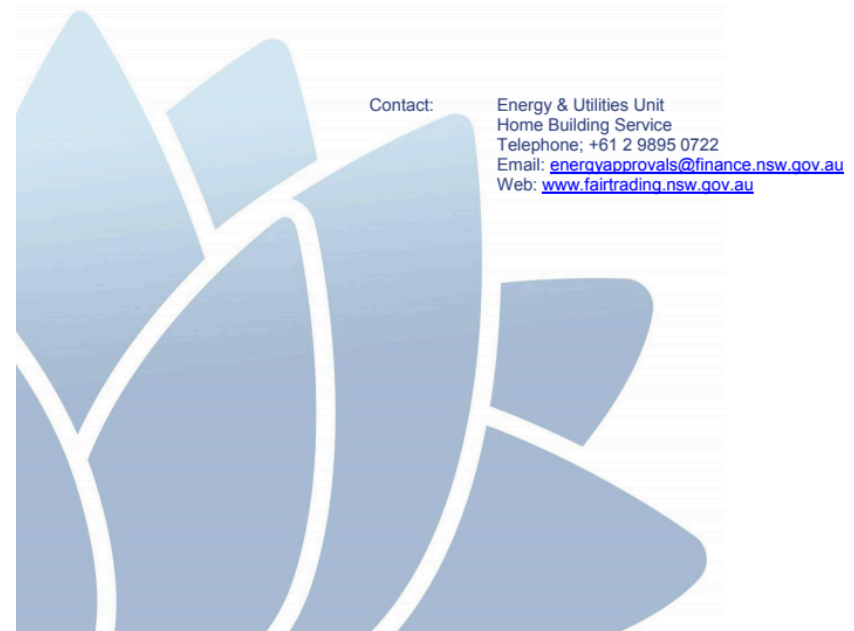
Premium developments should consider an intelligent, networked, load-balanced system

Check that the charge stations are approved by Fair Trading in NSW



Explanatory notes for the approval  
and sale of electrical articles in New  
South Wales

September 2014



# More Information



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